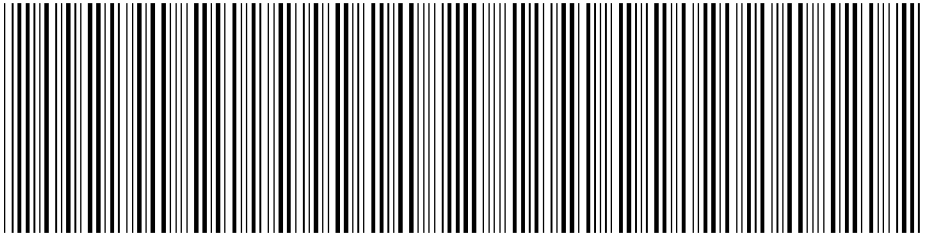


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

**2016051100673015002EE645****RECORDING AND ENDORSEMENT COVER PAGE****PAGE 1 OF 18****Document ID: 2016051100673015****Document Date: 05-09-2016****Preparation Date: 05-13-2016****Document Type: EASEMENT****Document Page Count: 16****PRESENTER:**

CHICAGO TITLE INSURANCE CO. (PICK-UP)
711 THIRD AVE, 5TH FLOOR
3614-00090
NEW YORK, NY 10017
212-880-1200
ctinyrecording@ctt.com

RETURN TO:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
JOSHUA STEIN PLLC
501 MADISON AVENUE, SUITE 402
NEW YORK, NY 10022

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	2529	40	Entire Lot	N/A 56TH DRIVE
Property Type: NON-RESIDENTIAL VACANT LAND Easement				

Borough	Block	Lot	Unit	Address
QUEENS	2529	50	Entire Lot	N/A 56TH DRIVE

Property Type: NON-RESIDENTIAL VACANT LAND☒ Additional Properties on Continuation Page**CROSS REFERENCE DATA**

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES**GRANTOR/SELLER:**

SAGRES 1B-2 LLC
C/O GALASSO TRUCKING INC., 2 GALASSO PLACE
MASPETH, NY 11378

GRANTEE/BUYER:

PDRCL LAUREL HILL 9, LLC
C/O PARKWILL MANAGEMENT CORP., 60 EAST 56TH
STREET, NINTH FLOOR
NEW YORK, NY 10022

☒ Additional Parties Listed on Continuation Page**FEES AND TAXES****Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 133.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 100.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

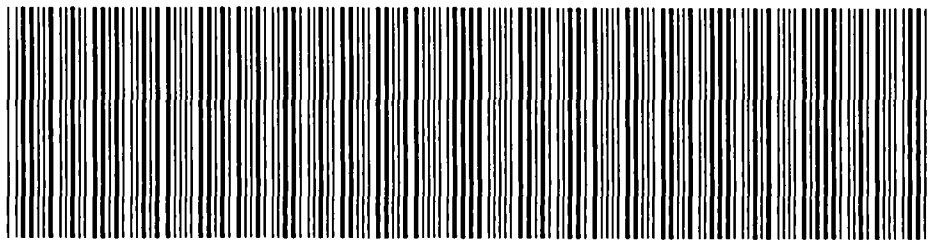
RECORDED OR FILED IN THE OFFICE**OF THE CITY REGISTER OF THE****CITY OF NEW YORK**

Recorded/Filed 05-18-2016 11:11

City Register File No.(CRFN):

2016000170155**City Register Official Signature**

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2016051100673015002CE4C5

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 18

Document ID: 2016051100673015

Document Date: 05-09-2016

Preparation Date: 05-13-2016

Document Type: EASEMENT

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	2552 45	Entire Lot	-000 57TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND Easement			
Borough	Block Lot	Unit	Address
QUEENS	2529 60	Entire Lot	N/A 56TH DRIVE
Property Type: NON-RESIDENTIAL VACANT LAND Easement			
Borough	Block Lot	Unit	Address
QUEENS	2529 70	Entire Lot	N/A 56TH DRIVE
Property Type: NON-RESIDENTIAL VACANT LAND Easement			
Borough	Block Lot	Unit	Address
QUEENS	2529 1	Entire Lot	44-02 57TH AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND Easement			
Borough	Block Lot	Unit	Address
QUEENS	2520 60	Entire Lot	42-02 56TH ROAD
Property Type: NON-RESIDENTIAL VACANT LAND Easement			

PARTIES

GRANTOR/SELLER:

GS CREEKSIDE, LLC
C/O GALASSO TRUCKING INC., 2 GALASSO PLACE
MASPETH, NY 11378

GRANTOR/SELLER:

LHD VENTURES, LLC
C/O FREEPORT MCMORAN INC., 333 NORTH
CENTRAL AVE.
PHOENIX, AZ 85004

GRANTOR/SELLER:

PDRC LAUREL HILL 9, LLC
C/O FREEPORT MCMORAN INC., 333 NORTH
CENTRAL AVE.
PHOENIX, AZ 85004

PARTIES

GRANTEE/BUYER:

FIFTY SEVEN AVENUE INVESTMENTS LLC
C/O PARKWILL MANAGEMENT CORP., 60 EAST 56TH
ST., NINTH FLOOR
NEW YORK, NY 10022

Record and Return to

Joshua Stein PLLC

501 Madison Avenue, Suite 402

New York, NY 10022

County: Queens

Block: 2529, Lots; 1, 40,50, 60 & 70;

Block: 2552, Lot: 45;

Block 2520, Lot: 60

Address of Premises: 56th Drive, 57th Avenue, 44-02 57th Avenue and 42-02 56th Road, Queens New York

MODIFICATION OF LICENSE AND EASEMENT AGREEMENT

THIS MODIFICATION OF LICENSE AND EASEMENT AGREEMENT (this "Agreement"), dated as of May 9th, 2016, by and between (i) SAGRES 1B-2 LLC, a Delaware limited liability company, having an address c/o Galasso Trucking, Inc., 2 Galasso Place, Maspeth, New York 11378 ("Sagres 1B-2"), (ii) GS CREEKSIDE, LLC, a Delaware limited liability company, having an address c/o Galasso Trucking, Inc., 2 Galasso Place, Maspeth, New York 11378 ("Creekside"), (iii) LHD VENTURES, LLC, a Delaware limited liability company, having an address c/o Freeport McMoRan Inc., 333 North Central Avenue, Phoenix, Arizona 85004 ("LHD"), (iv) PDRC LAUREL HILL 9, LLC, a Delaware limited liability company, having an address c/o Freeport McMoRan Inc., 333 North Central Avenue, Phoenix, Arizona 85004 ("PDRCLH9") and (v) FIFTY SEVEN AVENUE INVESTMENTS, LLC, a Delaware limited liability company, having an address at c/o Parkwill Management Corp., 60 East 56th Street, 9th Floor, New York, New York 10022 ("New Owner") (collectively, the "Parties").

WITNESSETH:

WHEREAS, Sagres 1B-2, Creekside, LHD and PDRCLH9 previously entered into that certain License and Easement Agreement, dated as of August 26, 2014, and recorded in the Office of the Register of the City of New York for the County of Queens on August 26, 2014 as CRFN 2014000304112, as modified by that certain Partial Termination of License and Easement Agreement, dated as of April 20, 2016, and recorded in the Office of the Register of the City of New York for the County of Queens on May 2, 2016 as CRFN 2016000150236 (collectively, the "License Agreement").

WHEREAS, the License Agreement affects the following parcels of real property located in Maspeth, New York, identified as follows:

Block 2529, Lot 40 (as described on Exhibit A-1 hereto) ("Parcel 1C");
Block 2529, Lot 50 (as described on Exhibit A-2 hereto) ("Parcel 10");
Block 2552, Lot 45 (as described on Exhibit A-3 hereto) ("Parcel 8");
Block 2529, Lot 60 (as described on Exhibit A-4 hereto) ("Parcel 9"); and
Block 2529, Lot 70 (as described on Exhibit A-5 hereto) ("Parcel 9A");

WHEREAS, New Owner is, as of the date hereof, acquiring fee title in and to Parcel 1C, Parcel 10 and Parcel 8 from LHD; and

WHEREAS, the Parties now desire to partially modify the License Agreement, as more particularly set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. Modifications. The License Agreement is hereby modified and amended as follows:
 - (a) Reference to "LHD Parcels" shall mean Parcels 1C, Parcel 8 and Parcel 10.
 - (b) Reference in Paragraph 1(a) to "43rd Street" is hereby modified to be "56th Road".
 - (c) Paragraph 3 is hereby deleted in its entirety.

(d) Notwithstanding anything to the contrary contained in the License Agreement, the right of PDRCLH9 to access the LHD Parcels and to utilize the License and the Easement shall be strictly limited to such use and access necessary to effectuate Discharge Disposal, and only in the event that the Infrastructure necessary to effectuate Discharge Disposal is not located on Parcel 1C and available for use by PDRCLH9.

(e) It is acknowledged and agreed that New Owner is the successor-in-interest to LHD as to the LHD Parcels, and in furtherance thereof, LHD hereby transfers assigns to New Owner all of LHD's rights and benefits under the License Agreement as of the date hereof.

(f) The following new notice party is hereby added to Section 4:

If to New Owner:

Fifty Seven Avenue Investments, LLC
c/o Parkwill Management Corp.
60 East 56th Street, 9th Floor
New York, New York 10022
Attention: Robert Corroon

With a copy to:

Joshua Stein PLLC
501 Madison Avenue
Suite 402
New York, New York 10022
Attn: Joshua Stein, Esq. (File No. 139-12)

2. Miscellaneous.

(a) Except as expressly modified hereby, the License Agreement remains unmodified and in full force and effect.

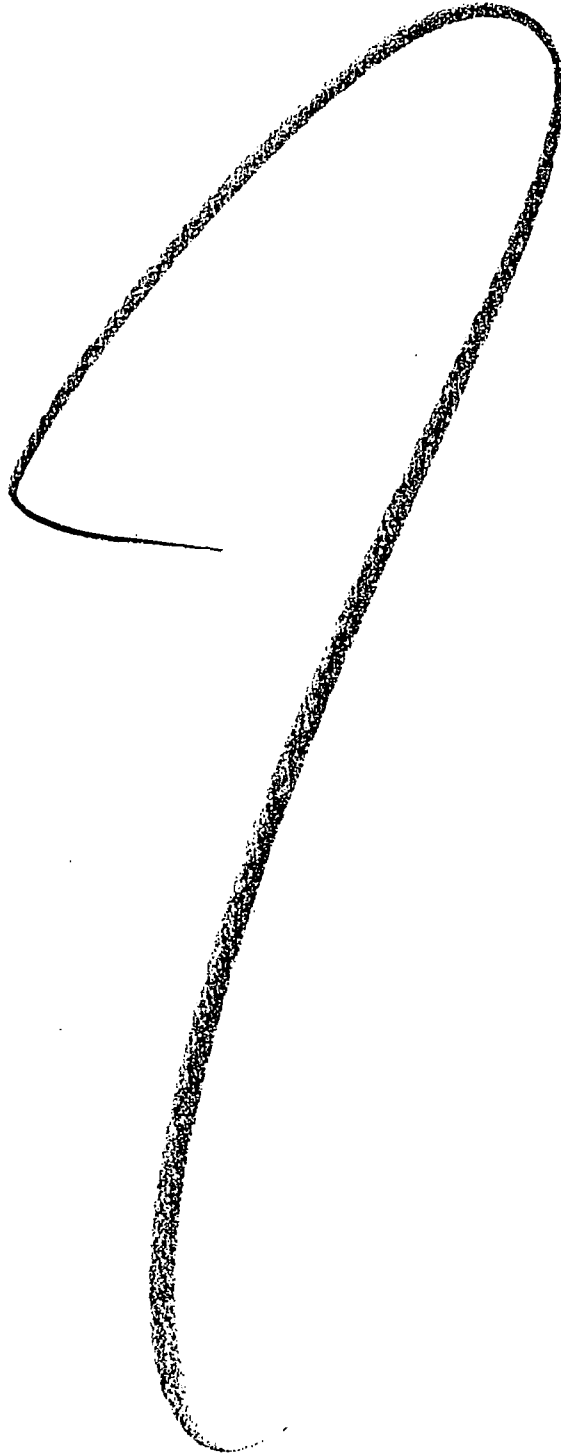
(b) This Agreement shall be binding upon, and shall inure to the benefit of, the parties and each of their respective successors and assigns. This Agreement shall run with and encumber and benefit the Parcels, and is intended to provide actual and constructive notice to the world of the terms and conditions herein.

(c) This Agreement shall be governed by, and construed in accordance with, the laws of the State of New York without regard to principles of conflict of law.

(d) If any provision of this Agreement is determined to be void and unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall nevertheless be binding upon the parties with the same effect as though the void or unenforceable part had been severed and deleted.


(e) This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, when taken together, shall constitute one and the same instrument. Signatures may be exchanged by electronic transmission, which shall have the same force and effect as original signatures.

(Signatures on next page)



IN WITNESS WHEREOF, the parties hereto have executed this Agreement, as of the date first above written.

SAGRES 1B-2 LLC,
a Delaware limited liability company

By: 
Name: Frank Galasso
Title: Authorized Person

GS CREEKSIDE, LLC,
a Delaware limited liability company

By: 
Name: Daniel S. Torchio
Title: Manager

PDRC LAUREL HILL 9, LLC,
a Delaware limited liability company

By: _____
Name: William E. Cobb
Title: Vice President

LHD VENTURES, LLC,
a Delaware limited liability company

By: PDRC Laurel Hill Development, LLC, a Delaware
limited liability company, its Managing Member

By: _____
Name: William E. Cobb
Title: Vice President

(Signatures Continue on Next Page)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, as of the date first above written.


SAGRES 1B-2 LLC,
a Delaware limited liability company

By: _____
Name: Frank Galasso
Title: Authorized Person

GS CREEKSIDE, LLC,
a Delaware limited liability company


By: _____
Name: Daniel S. Torchio
Title: Manager

PDRC LAUREL HILL 9, LLC,
a Delaware limited liability company

By:  _____
Name: William E. Cobb
Title: Vice President

LHD VENTURES, LLC,
a Delaware limited liability company

By: PDRC Laurel Hill Development, LLC, a Delaware
limited liability company, its Managing Member

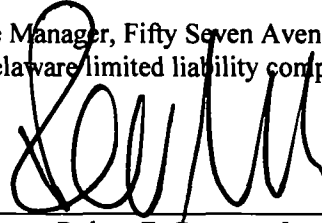
By:  _____
Name: William E. Cobb
Title: Vice President

(Signatures Continue on Next Page)

FIFTY SEVEN AVENUE INVESTMENTS, LLC,
a Delaware limited liability company

By its sole Manager, Fifty Seven Avenue Management,
LLC, a Delaware limited liability company

By:

A handwritten signature in black ink, appearing to read 'Robert F. Corroon, Jr.', written over a horizontal line.

Name: Robert F. Corroon, Jr.

Title: Manager/Authorized Signatory

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.:

On the 2nd day of May in the year 2016, before me, the undersigned, personally appeared WILLIAM E. COBB, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Phoenix, State of Arizona.


Notary Public



SEAL

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.:

On the 2nd day of May in the year 2016, before me, the undersigned, personally appeared WILLIAM E. COBB, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Phoenix, State of Arizona.

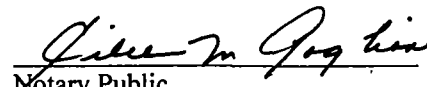

Notary Public



SEAL

STATE OF NEW YORK)
COUNTY OF New York) ss.:

On the 4th day of May in the year 2016, before me, the undersigned, personally appeared DANIEL S. TORCHIO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

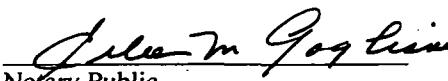

Notary Public

EILEEN M. GAGLIANO
Notary Public, State of New York
No. 01GA5038550
Qualified in Kings County
Commission Expires March 30, 2019

SEAL

STATE OF NEW YORK)
COUNTY OF New York) ss.:

On the 4th day of May in the year 2016, before me, the undersigned, personally appeared FRANK GALASSO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.



Notary Public

EILEEN M. GAGLIANO
Notary Public, State of New York
No. 01GA5038550
Qualified in Kings County
Commission Expires March 30, 2019

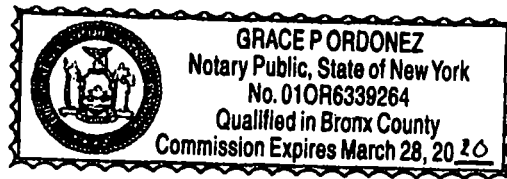
SEAL

STATE OF NEW YORK)
COUNTY OF New York) ss.:

On the 2 day of May in the year 2016, before me, the undersigned, personally appeared ROBERT F. CORROON, JR., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.



Notary Public



(SEAL

Exhibit A-1

Parcel 1C

ALL that certain, plot, piece or parcel of land situate, lying and being in the Borough and County of Queens, City and State of New York bounded and described as follows:

BEGINNING at a point on the southerly side of 57th Avenue the following two courses and distances from the corner formed by the intersection of the westerly side of 43rd Street (60 feet wide) with the southerly side of 57th Avenue (60 feet wide);

1. Easterly along the southerly side of 57th Avenue and along a curve to the right having a radius of 2807.62 feet an arc length of 543.99 feet, being subtended by a chord of North 85 degrees 57 minutes 54 seconds East a distances of 543.14 feet to a point of tangency;
2. Thence South 88 degrees 29 minutes 03 seconds East a distance of 175.35 feet to the point or place of BEGINNING.

THENCE South 00 degrees 00 minutes 00 seconds West a distance of 709.54 feet to a point;

THENCE South 62 degrees 02 minutes 57 seconds East a distance of 28.89 feet to a point;

THENCE South 74 degrees 51 minutes 26 seconds East a distance of 101.26 feet to a point;

THENCE North 00 degrees 00 minutes 00 seconds West a distance of 34.53 feet to a point;

THENCE North 90 degrees 00 minutes 00 seconds East a distance of 396.89 feet to a point;

THENCE North 65 degrees 57 minutes 30 seconds East a distance of 265.88 feet to a point;

THENCE North 13 degrees 18 minutes 10 seconds West a distance of 548.82 feet to a point;

THENCE North 76 degrees 41 minutes 50 seconds East a distance of 57.00 feet to the southwesterly side of 57th Avenue;

THENCE northwesterly along the southwesterly side of 57th Avenue and along a curve to the left having a radius of 447.12 feet and an arc length of 193.31 feet, being subtended by a chord of North 76 degrees 05 minutes 54 seconds West a distance of 191.81 feet to a point of tangency;

THENCE North 88 degrees 29 minutes 03 seconds West along the southerly side of 57th Avenue a distance of 506.14 feet to the point or place of BEGINNING.

Exhibit A-2

Parcel 10

ALL that certain, plot, piece or parcel of land situate, lying and being in the Borough and County of Queens, City and State of New York bounded and described as follows:

BEGINNING at a point on the southerly side of 57th Avenue, the following three courses and distances from the corner formed by the intersection of the westerly side of 43rd Street (60 feet wide) with the southerly side of 57th Avenue (60 feet wide);

1. Easterly along the southerly side of 57th Avenue and along a curve to the right having a radius of 2807.62 feet per Deed (2807.618 feet per Survey), an arc length of 543.99 feet, being subtended by a chord of North 85 degrees 57 minutes 54 seconds East a distance of 543.14 feet to a point of tangency;
2. THENCE South 88 degrees 29 minutes 03 seconds East along the southerly side of 57th Avenue, a distance of 681.48 feet to a point of curvature;
3. Southeasterly along the southwesterly side of 57th Avenue and along a curve to the right having a radius of 447.12 feet, an arc length of 193.31 feet being subtended by a chord of South 76 degrees 05 minutes 54 seconds East a distance of 191.81 feet to the Point or Place of BEGINNING.

THENCE South 76 degrees 41 minutes 50 seconds West for a distance of 57.00 feet to a point;

THENCE South 13 degrees 18 minutes 10 seconds East for a distance of 548.82 feet to a point;

THENCE North 62 degrees 42 minutes 00 seconds East for a distance of 32.45 feet to a point;

THENCE North 73 degrees 06 minutes 53 seconds East for a distance of 25.57 feet to a point;

THENCE North 13 degrees 18 minutes 10 seconds West for a distance of 539.37 feet to the point or place of BEGINNING.

Exhibit A-3

Parcel 8

ALL that certain, plot, piece or parcel of land situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 57th Avenue, the following two courses and distances from the corner formed by the intersection of the westerly side of 43rd Street (60 feet wide) with the southerly side of 57th Avenue (60 feet wide);

1. Easterly along the southerly side of 57th Avenue and along a curve to the right having a radius of 2807.62 feet per Deed (2807.618 feet per Survey), an arc length of 543.99 feet, being subtended by a chord of, North 85 degrees 57 minutes 54 seconds East a distance of 543.14 feet to a point of tangency;
2. THENCE, South 88 degrees 29 minutes 03 seconds East along the southerly side of 57th Avenue, a distance of 438.46 feet to the Point or Place of BEGINNING.

RUNNING THENCE, South 88 degrees 29 minutes 03 seconds East along the southerly side of 57th Avenue, a distance of 243.02 feet to a point of curvature;

RUNNING THENCE easterly along the southerly side of 57th Avenue and along a curve to the right having a radius of 447.12 feet and an arc length of 193.31 feet being subtended by a chord of, South 76 degrees 05 minutes 54 seconds East, a distance of 191.81 feet to a point;

RUNNING THENCE, North 13 degrees 18 minutes 10 seconds West, a distance of 100.41 feet to the land now or formerly of The Long Island Railroad;

RUNNING THENCE, North 71 degrees 53 minutes 20 seconds West, along the land now or formerly of The Long Island Railroad, a distance of 30.60 feet to a point;

RUNNING THENCE westerly along the land now or formerly of The Long Island Railroad and along a curve to the right having a radius of 1478.00 feet and an arc length of 44.26 feet, being subtended by a chord of, South 81 degrees 38 minutes 22 seconds West, a distance of 44.26 feet to a point;

RUNNING THENCE, South 13 degrees 17 minutes 00 seconds East, a distance of 5.32 feet to the northerly side of 57th Avenue;

RUNNING THENCE westerly along the northerly side of 57th Avenue and along a curve to the left having a radius of 507.12 feet and an arc length of 90.57 feet, being subtended by a chord of, North 83 degrees 22 minutes 04 seconds West, a distance of 90.45 feet to a point of tangency;

RUNNING THENCE, North 88 degrees 29 minutes 03 seconds West along the northerly side of 57th Avenue, a distance of 243.02 feet to a point;

RUNNING THENCE, South 01 degree 30 minutes 57 seconds West a distance of 60.00 feet to the southerly side of 57th Avenue, the point or place of BEGINNING.

Exhibit A-4

Parcel 9

ALL that certain, plot, piece or parcel of land situate, lying and being in the Borough of Queens, City and State of New York being known and designated as Lot 60 in Block 2529 as shown on the Tax Map of the City of New York, Borough of Queens, as same existed on 4/1/2010, being bounded and described as follows:

BEGINNING at a point on the southerly side of 57th Avenue, the following five (5) courses and distances from the corner formed by the intersection of the westerly side of 43rd Street with the southerly side of 57th Avenue;

1. Easterly along the southerly side of 57th Avenue and along a curve to the right having a radius of 2807.62 feet, an arc length of 543.99 feet, being subtended by a cord of North 85° 57' 54" East a distance of 543.14 feet to a point of tangency;

2. THENCE, North 88° 29' 03" West 154.34 feet;

3. THENCE, South 00° 00' 00" East 700.46 feet;

4. THENCE, South 62° 02' 57" East 49.27 feet;

5. THENCE, South 74° 51' 26" East 58.51 feet to the point or place of BEGINNING.

THENCE from said beginning point, South 74° 51' 26" East 42.75 feet;

THENCE, North 00° 00' 00" East 34.53 feet;

THENCE, North 90° 00' 00" East 396.89 feet;

THENCE, North 65° 57' 30" East 265.88 feet;

THENCE, North 62° 42' 00" East 32.45 feet;

THENCE, North 73° 06' 53" East 25.57 feet;

THENCE, South 13° 18' 10" East 58.88 feet to the Newtown Creek/Maspeth Creek;

THENCE, South 63° 38' 27" West 362.52 feet;

THENCE, South 78° 17' 33" West 105.95 feet;

THENCE, North 86° 14' 28" West 203.38 feet;

THENCE, North 75° 00' 58" West 120.13 feet;

THENCE, North 00° 00' 00" East 41.56 feet to the point or place of BEGINNING.

Exhibit A-5

Parcel 9A

ALL that certain, plot, piece or parcel of land situate, lying and being in the Borough and County of Queens, City and State of New York bounded and described as follows:

BEGINNING at a point on the westerly side of 43rd Street (60 feet wide) distant 45.00 feet northerly from the corner formed by the intersection of the westerly side of 43rd Street with the southerly side of 57th Avenue (60 feet wide);

THENCE westerly, along a curve to the left having a radius of 2852.62 feet and an arc length of 196.57 feet, being subtended by a chord of South 78 degrees 26 minutes 44 seconds West, a distance of 196.53 feet to a point of tangency;

THENCE South 76 degrees 28 minutes 18 seconds West, a distant of 231.69 feet to a point;

THENCE South 05 degrees 16 minutes 15 seconds West, a distance of 138.50 feet to a point;

THENCE South 76 degrees 43 minutes 41 seconds East, a distance of 26.47 feet to a point;

THENCE South 67 degrees 47 minutes 40 seconds East, a distance of 183.38 feet to a point;

THENCE South 63 degrees 38 minutes 00 seconds East, a distance of 267.41 feet to a point;

THENCE South 59 degrees 02 minutes 24 seconds East, a distance of 34.90 feet to a point;

THENCE South 72 degrees 40 minutes 35 seconds East, a distance of 16.92 feet to a point;

THENCE South 69 degrees 30 minutes 10 seconds East, a distance of 90.49 feet to a point;

THENCE South 67 degrees 03 minutes 40 seconds East, a distance of 11.09 feet to a point of curvature;

THENCE easterly along a curve to the right having a radius of 40.00 feet and an arc length of 22.29 feet, being subtended by a chord of South 51 degrees 05 minutes 55 seconds East, a distance of 22.00 feet to a point of intersection;

THENCE South 71 degrees 11 minutes 57 seconds East, a distance of 42.95 feet to a point;

THENCE South 66 degrees 51 minutes 44 seconds East, a distance of 180.22 feet to a point;

THENCE South 67 degrees 43 minutes 24 seconds East, a distance of 127.60 feet to a point;

THENCE South 72 degrees 51 minutes 50 seconds East, a distance of 106.64 feet to a point;

THENCE South 67 degrees 55 minutes 56 seconds East, a distance of 122.70 feet to a point;

THENCE South 62 degrees 02 minutes 57 seconds East, a distance of 53.19 feet to a point;

THENCE South 74 degrees 51 minutes 26 seconds East, a distance of 58.51 feet to a point;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 41.56 feet to the United States Pierhead and Bulkhead line;

THENCE North 75 degrees 06 minutes 58 seconds West, along the United States Pierhead and Bulkhead Line a distance of 437.48 feet to a point;

THENCE North 63 degrees 40 minutes 39 seconds West, along the United States Pierhead and Bulkhead Line a distance of 224.78 feet to a point;

THENCE North 59 degrees 02 minutes 24 seconds West, along the United States Pierhead and Bulkhead Line a distance of 229.33 feet to a point;

THENCE North 63 degrees 38 minutes 00 seconds West, along the United States Pierhead and Bulkhead Line a distance of 264.35 feet to a point;

THENCE North 67 degrees 47 minutes 39 seconds West, along the United States Pierhead and Bulkhead Line a distance of 178.80 feet to a point;

THENCE North 76 degrees 43 minutes 41 seconds West, along the United States Pierhead and Bulkhead Line a distance of 32.87 feet to a point;

THENCE North 05 degrees 16 minutes 15 seconds East, a distance of 187.52 feet to southerly line of land now or formerly of the Long Island Railroad;

THENCE North 76 degrees 28 minutes 18 seconds East, along the land now or formerly of the Long Island Railroad, a distance of 242.43 feet to a point of curvature;

THENCE easterly along the land now or formerly of the Long Island Railroad and along a curve to the right having a radius of 2867.62 feet and an arc length of 197.70 feet, being subtended by a chord of North 78 degrees 26 minutes 48 seconds East, a distance of 197.66 feet to the westerly side of 43rd Street;

THENCE South 09 degrees 14 minutes 31 seconds East, along the westerly side of 43rd Street a distance 15.00 feet to the point or place of BEGINNING.